

THIS INSTRUMENT PREPARED BY AND IS TO BE
RETURNED TO:

M. Meredith Kirste
Attorney at Law
803 East Dixie Avenue
Leesburg, FL 34748

Warranty Deed

(Reserved for Recording)

THIS INDENTURE, made this _____ day of _____ 2010, between **CITY OF LEESBURG, a municipal corporation under the laws of the State of Florida**, of P.O. Box 490630, Leesburg, FL 34749, the "Grantor", and **LAKE SUMTER CHILDREN'S ADVOCACY CENTER, INC.**, of 300 S. Canal Street, Leesburg, FL 34748, the "Grantee";

WITNESSETH: That said Grantor, for and in consideration of \$10.00 and other good and valuable considerations to said Grantor in hand given by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit

See attached legal description as Exhibit "A"

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence: CITY OF LEESBURG

Sign: _____

Print name of witness: _____

Sign: _____

Print name of witness: _____

By: _____

Print Name:

Title:

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this ____ day of _____ 2010, by _____, _____ of **CITY OF LEESBURG**, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Sign: _____

Print: _____

State of Florida at Large (Seal)

My Commission Expires:

EXHIBIT "A"

That portion of the Former Atlantic Coast Line Railroad Right-of-way Astor Branch per Station Map, Station 0 + 00 to Station 50 + 00 V.13 FLA S-1a dated June 30, 1917 lying within Block 56 of the City of Leesburg, according to the plat thereof as recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida contained in Official Records Book 632, page 1193, Public Records of Lake County, Florida bounded on the West by the East Right-of-way line of Canal Street per Canal Street Right-of-way Map by the City of Leesburg Engineering Department dated July 25, 2002 and bounded on the South by the South Boundary of Lot 8, Block 56 of said Official Plat of the City of Leesburg and being more particularly described as follows: Commence at the Northwest Corner of Lot 9 of said Block 56 and run thence South 88°06'56" East 12.00 feet along the North Boundary of said Lot 9 to the said East Right-of-way line of Canal Street; thence South 01°51'07" West 122.19 feet along the said East Right-of-way line of Canal Street to a point on the Northerly Right-of-way of the Former Atlantic Coast Line Railroad Astor Branch and the Point of Beginning of this description: From said Point of Beginning, being a point on a curve concave Southwesterly having a radius of 1037.51 feet, to which a radial line bears North 36°18'04" East; thence Southeasterly along said curve and Northerly Right-of-way through a central angle of 10°58'17" an arc distance of 198.67 feet to a point on the South Boundary of said Lot 8, Block 56; thence North 88°03'40" West 44.71 feet along the said South Boundary to a point on the Southerly Right-of-way of said Railroad, said point being a point on a curve concave Southwesterly having a radius of 950.54 feet, to which a radial line bears North 44°44'16" East; thence Northwesterly along said curve and Southerly Right-of-way through a central angle of 08°18'19" an arc distance of 137.79 feet to a point on the aforementioned Easterly Right-of-way line of Canal Street; thence North 01°51'07" East 41.13 feet along the said Easterly Right-of-way line to the point of beginning.